

City Center Phase I Implementation Plan Update

January 14, 2014





Presentation Goals

- Provide detailed update on progress made since adoption and proposed way ahead
- Gain consensus on the proposed City Center Phase I Implementation Plan Update
- Present overview of and gain consensus on Master Developer RFP
- Accomplish by soliciting feedback and direction from Mayor and City Council



Topics for Discussion

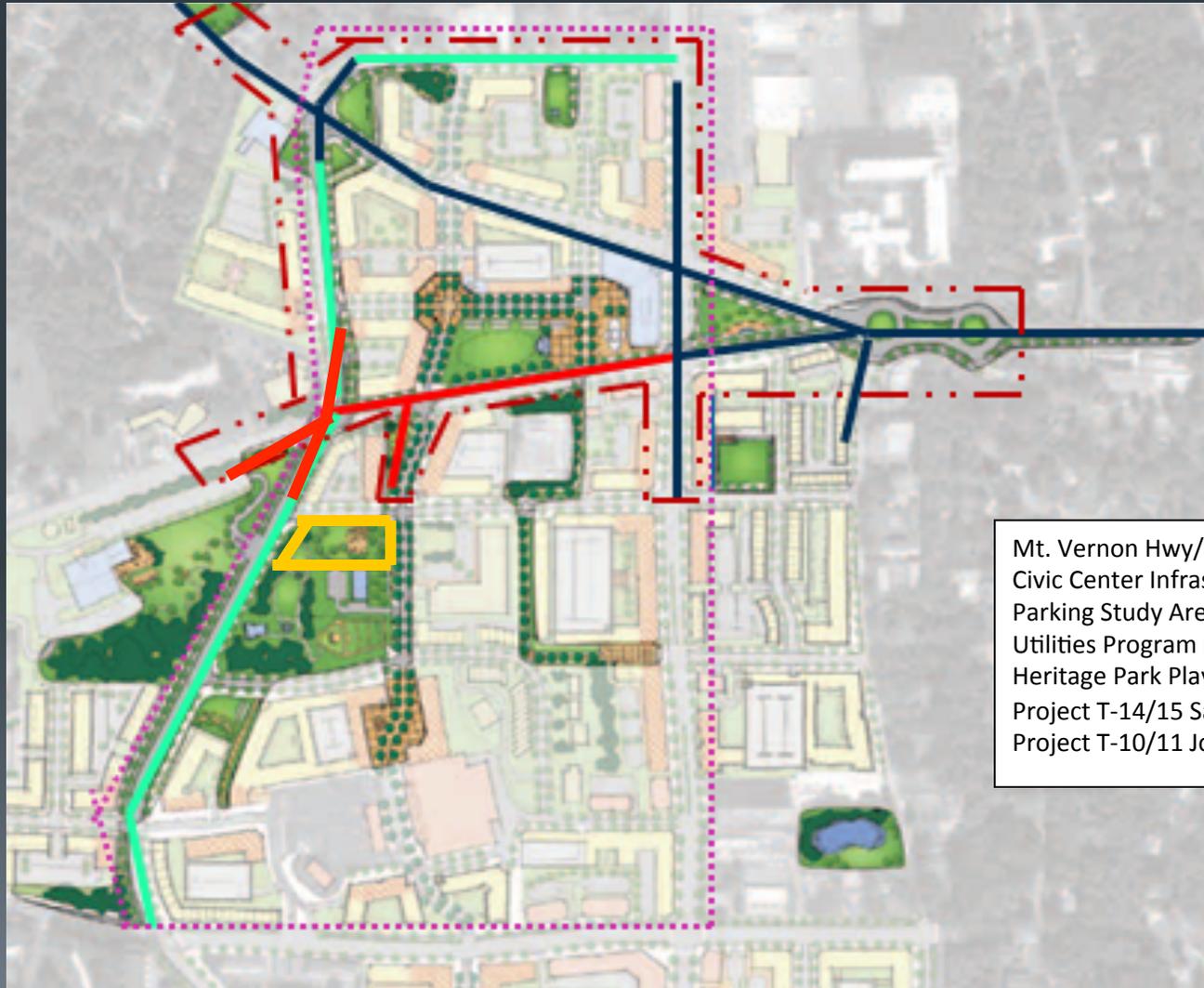
- Approach and Scope of Phase I
- Overview and Update on City Center Phase I Implementation Plan
 - Update on Master Developer RFQ/RFP
 - Review of Draft RFP
 - Update on Parking Study
 - Update on Utility Relocations
 - Review Marsh Creek BMP
 - Development Regulations
 - Financial Considerations



Approach and Scope of Phase I



Adopted Phase I Projects – January 2013



- Mt. Vernon Hwy/Bluestone Extension ———
- Civic Center Infrastructure/Green - - -
- Parking Study Area ·····
- Utilities Program Focus Area - · - ·
- Heritage Park Playground ———
- Project T-14/15 Sandy Springs Circle Streetscape ———
- Project T-10/11 Johnson Ferry Earmark ———



Discussion Points

- What to include in Phase I program:
 - Park
 - On site infrastructure
 - Utility relocation
 - Private Development
 - Public facility
 - Administrative offices
 - Meeting facilities
 - Performing arts center
 - Structured parking



Review of facility needs

■ **Background**

- Space Needs Analysis, March 2007 by Lord Aeck and Sargent
 - Called for ~ 75,000 ft²
 - Currently utilizing 60,000 ft² for administrative functions

■ **Current estimates**

- 100,000 to 125,000 ft² , roughly 100' wide by 350' long overall
- 400 to 600 seat performing arts hall/council chamber plus adjacent space
- 4 or more stories
- Parking needs (400 underground spaces)



Master Developer RFQ Review



Background

- City Center Master Plan adopted December 2012
- City Center Phase I Implementation Plan adopted January 2013
- Select Master Developer to partner with the City in a two step process
 - Phase I – RFQ to select qualified firms
 - Phase II – RFP to select Master Developer



Process and Timeline – Phase I

Draft RFQ Released	August 21, 2013
Deadline for Receipt of Written Comments	September 10, 2013
City Council Approves Final RFQ	September 17, 2013
Release of Final RFQ	September 18, 2013
Pre-Submittal Conference	September 26, 2013
Deadline for Submission of Responses	October 25, 2013
Evaluation Team Reviews Responses	November/December
Evaluation Team Met to Discuss	December



Respondents

- ARCADD
- Batson-Cook / Pope & Land
- Carter / Selig Enterprises
- H.J. Russell / Front Door Communities / Wakefield Beasley
- MidCity Real Estate Partners / Morris and Fellows / John Wieland Homes / Pollack Shores Real Estate
- Kaplan Morgan Real Estate
- North American Properties
- Seven Oaks Company / Orkin & Associates
- TPA Group



Evaluation Committee

- John McDonough, City Manager
- Bryant Poole, Assistant City Manager
- Wendell Willard, City Attorney
- Andrea Hall, Economic Development Director
- David Rubenstein, Principal, Cresa Atlanta
- Ken Byers, Byers Engineering
- Jim Comerford, Proscenium Capital



Evaluation Criteria

- Developer qualifications and experience
- Uniqueness of proposed development vision/program
- Conceptual financial structure
- Financial history/stability
- Demonstrated management and construction management experience with PPPs
- Strength and demonstrated architectural and engineering design experience and capability to develop mixed-use projects in an urban setting
- Demonstrated construction experience
- Demonstrated financing experience
- Demonstrated ability to program and operate a dynamic mixed-use project



Recommended Shortlist

- Batson-Cook / Pope & Land
- Carter / Selig Enterprises
- MidCity Real Estate Partners / Morris and Fellows / John Wieland Homes / Pollack Shores Real Estate
- North American Properties
- Seven Oaks Company / Orkin & Associates



Next Steps

Staff Presents Recommendations on Phase II RFP	January 14, 2014
Council Considers Resolution on Release of Phase II RFP	January 21, 2014
Release of Phase II RFP	January 22, 2014



Review of Draft RFP



RFP Process

- City understands that there is insufficient information available at this time for proposers to provide fully complete and final proposals
- Intent of the process is to acquire sufficient information regarding the proposers' approach, concept, financial approach, financial condition, and other factors
- Selected firms will be invited to an interview with the Evaluation Committee
- Ranking and selection will be followed by a period of negotiation during which a final agreement will be concluded or negotiations terminated and negotiations entered into with the next ranked firm



RFP Options

Project Components	Option A	Option B
Public Private Partnership for commercial / residential development	Developer responsible for design, construction, marketing and management of the private development.	N/A
Site infrastructure Park/green space Civic building Parking facility	Developer to manage the design and construction (for a fee) – one or all public components City to participate in the selection of designers and contractors per City/state authorized procurement procedures	City to manage design and construction – one or all components



RFP Options

- Developers may propose / be chosen for private commercial development only or any combination of all five components.
- If Developer is selected for private development only, all other components will be the responsibility of the City, in which case a separate program manager will be selected to oversee the entire project.



Evaluation Criteria

Development Concept for Private Development:

- How does this development align with the goals, visions, and intent described in the City Center Master Plan?
- Is the developer capable of following through with the financial and other obligations related to this project?
- Institutional depth of Master Developer and project team members to ensure project completion
- Financial terms:
 - The City would prefer proposals that include:
 - Private property owners on site included in project team
 - Owner occupied housing, as dictated by market demand
 - Capability of providing community programming for the park and private development which will drive demand to the area

City Facilities Development Management:

- Qualifications of proposers in providing these services, including previous experience;
- Proposed fee structure for services



Incentives

- The City will consider various incentives for the private partner, such as:
 - Development Authority financing
 - Tax Allocation District
 - Waiver of impact and building fees
 - Stormwater storage capacity at an off site facility (Marsh Creek BMP)
 - Parking spaces on-site provided by the City for use by both public users and development tenants
- Final financial structure will be subject to negotiation between the City and the Master Developer



Estimated Timeline

Event	Date
Qualified Firms Contacted	January 15, 2014
Release of Phase II RFP	January 22, 2014
Proposals from Qualified Firms Due	March 12, 2014
Phase II Proposal Review Process	March 13 - 21, 2014
Phase II Interviews with Qualified Firms	March 24 - 28, 2014
City Council Selection	April 8, 2014
Master Development Agreement Negotiation	April - May 2014
Deadline for Master Agreement Execution	June 6, 2014



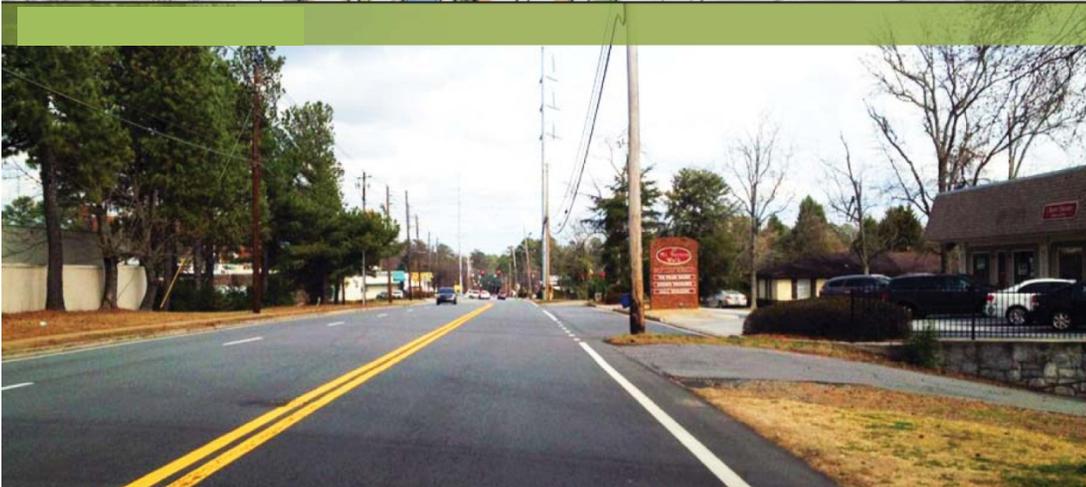
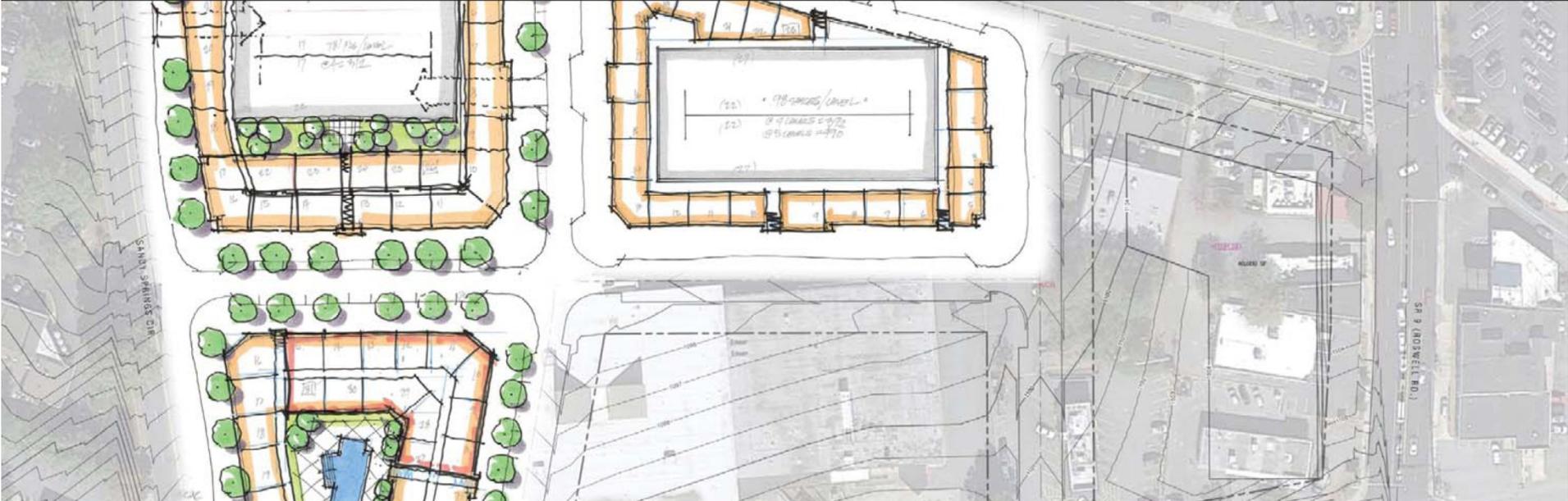
Update on Related Issues

Item	Status	Estimated Date Completed
Parking Study	1/14: Council update	January 30, 2014
Master Developer RFQ	1/14: Recommendations for RFP short list considered by Council 1/15: Notify qualified teams	January 15, 2014
Master Developer RFP	1/14: Staff update on RFP 1/21: Council authorization to release RFP 1/22: Release RFP	June 2014: Council selection
Performing Arts Study	Proposals due 1/10	March 2014
Utility Location (Phase I)	1/15: Award	March 2014
Architect	12/18: RFQ released 1/17: Proposals due	Ongoing
Landscape Architect	RFQ under development; 1/13: Anticipated release of RFQ	Ongoing
Program Manager	Currently vetting candidates	Ongoing



Update on Parking Study

Kimley-Horn



SANDY SPRINGS

City Center Parking Study

Presented to:



Presented by:



Kimley-Horn
and Associates, Inc.

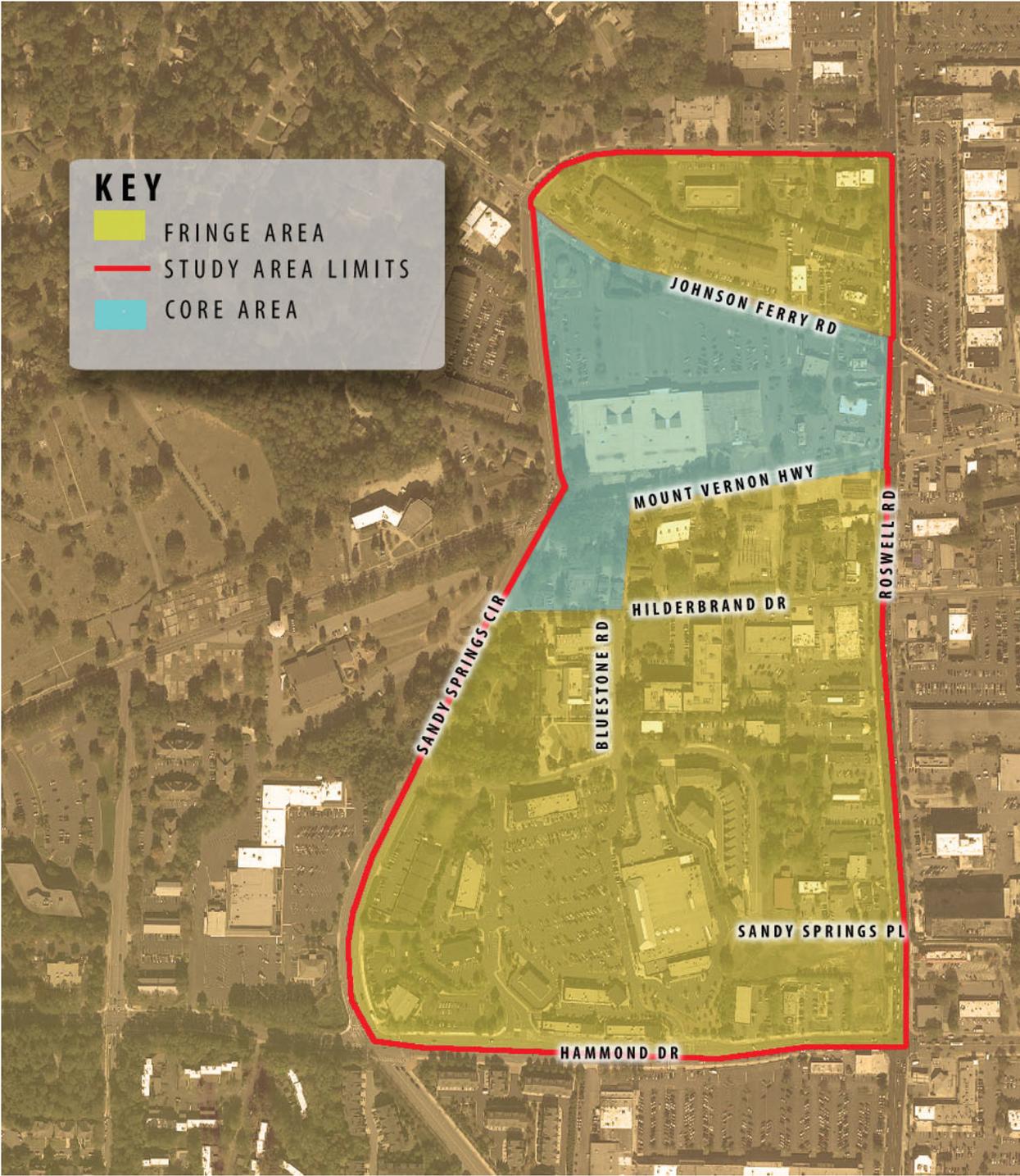
Presentation Overview

- Review Existing Condition
- Parking Demand Projections for Core Area
- Alternatives to meet Core Area Parking Demand
- Parking Demand Projections for Fringe Area

Study Area

KEY

- FRINGE AREA
- STUDY AREA LIMITS
- CORE AREA

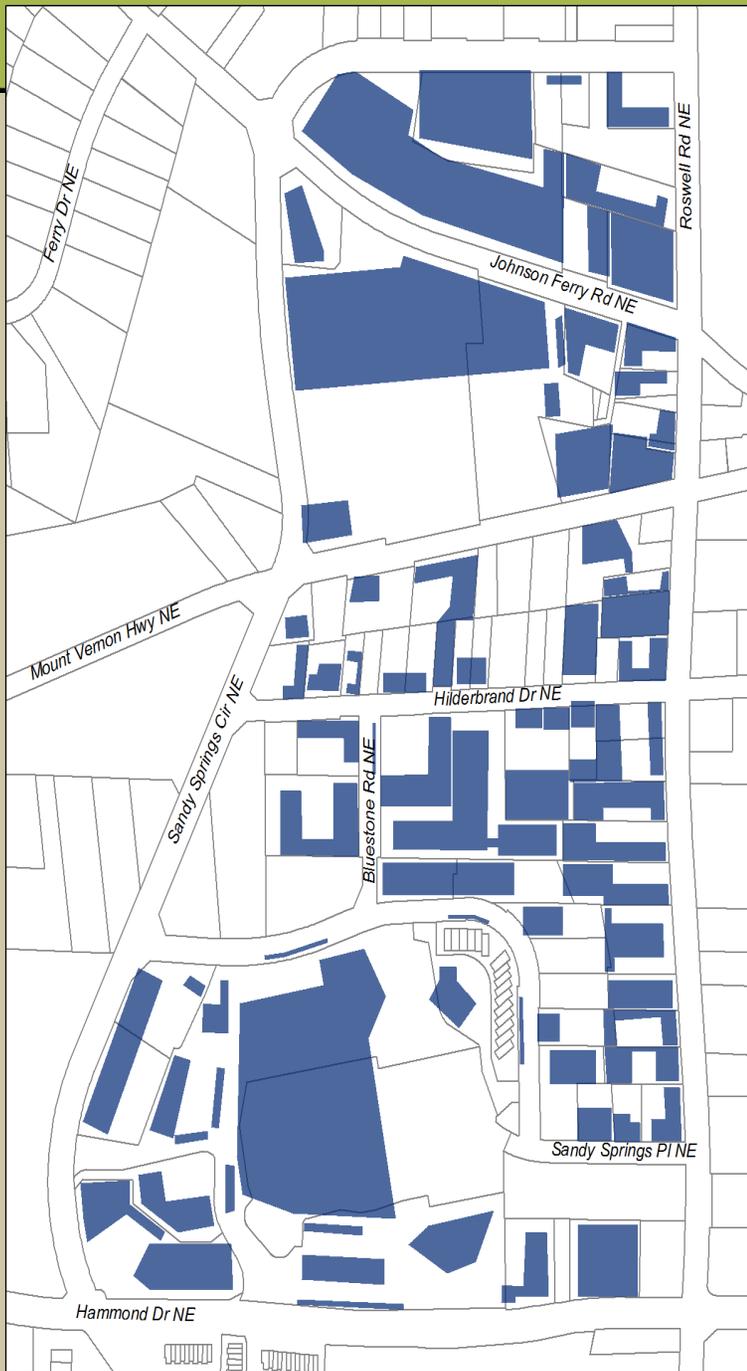


Existing Conditions

Existing Parking Facilities within the Center
City Study Area

Existing Parking Inventory

Parking Type	# of Spaces
Regular	2,636
Reserved	8
Visitor	9
Handicapped	106
Time-Restricted	11
Total	2,770



Peak Hour Occupancy

1 – 3 PM



- Goodyear
- Starbucks
- Bosch Service
- Peachtree Bikes
- Atlanta Center for Foot and Ankle Surgery
- Various Retail

Parking Facility Operations Thresholds

Occupancy	Description of Facility Operations
Less than 50%	Under Capacity
50% to 75%	Well-Utilized
75% to 90%	Approaching Capacity
>90%	Perceived to be Over Capacity

Existing Conditions

- Majority of Parking in the Study Area is underutilized.
- Parking areas for retail and automotive centers saw highest occupancy rates.
- Parking occupancy rates vary widely depending on land use.
- Lack of interparcel connectivity prevents shared parking resulting in unbalanced parking demand.

Parking Demand Projections for Core Area

SANDY SPRINGS

City Center Parking Study



Estimated Site Plan Tabulation

Block	Land Use	Intensity
A	Restaurant	15,000 sf
	Specialty Retail	15,000 sf
	Multi-Family Residential	76 units
B	Restaurant	11,000 sf
	Specialty Retail	11,000 sf
	Multi-Family Residential	67 units
C	Administration	95,000 sf
	Performing Arts	55,000 sf (400 seats + 20,000sf meeting space)
D	Park Green Space	1.80 ac
	Park Plaza Space	0.38 ac (Located in Block C)
	Total Park Space	Approx. 2.20 ac
E	Restaurant	7,250 sf
	Specialty Retail	7,250 sf
	Multi-Family Residential	80 units
F	Restaurant	7,250 sf
	Specialty Retail	7,250 sf
	Multi-Family Residential	28 units
	Townhomes	11 units
G	Restaurant	10,000 sf
	Specialty Retail	10,000 sf
	Multi-Family Residential	78 units



DRAFT

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Artist concept renderings for illustrative purposes only

SANDY SPRINGS CITY CENTER

Parking Study - September 2013

Summary of Proposed Core Area Land Uses

- 2.5 Acre Park
- 135,000 SF City Administrative Building with 400 Seat Performing Arts Center
- 11 Townhomes
- 329 Multi-family Residential Unites
- 50,500 SF of Restaurant
- 50,500 SF of Specialty Retail

Park+ Estimated Peak Hour Parking Demand (number of spaces) for Core City Area

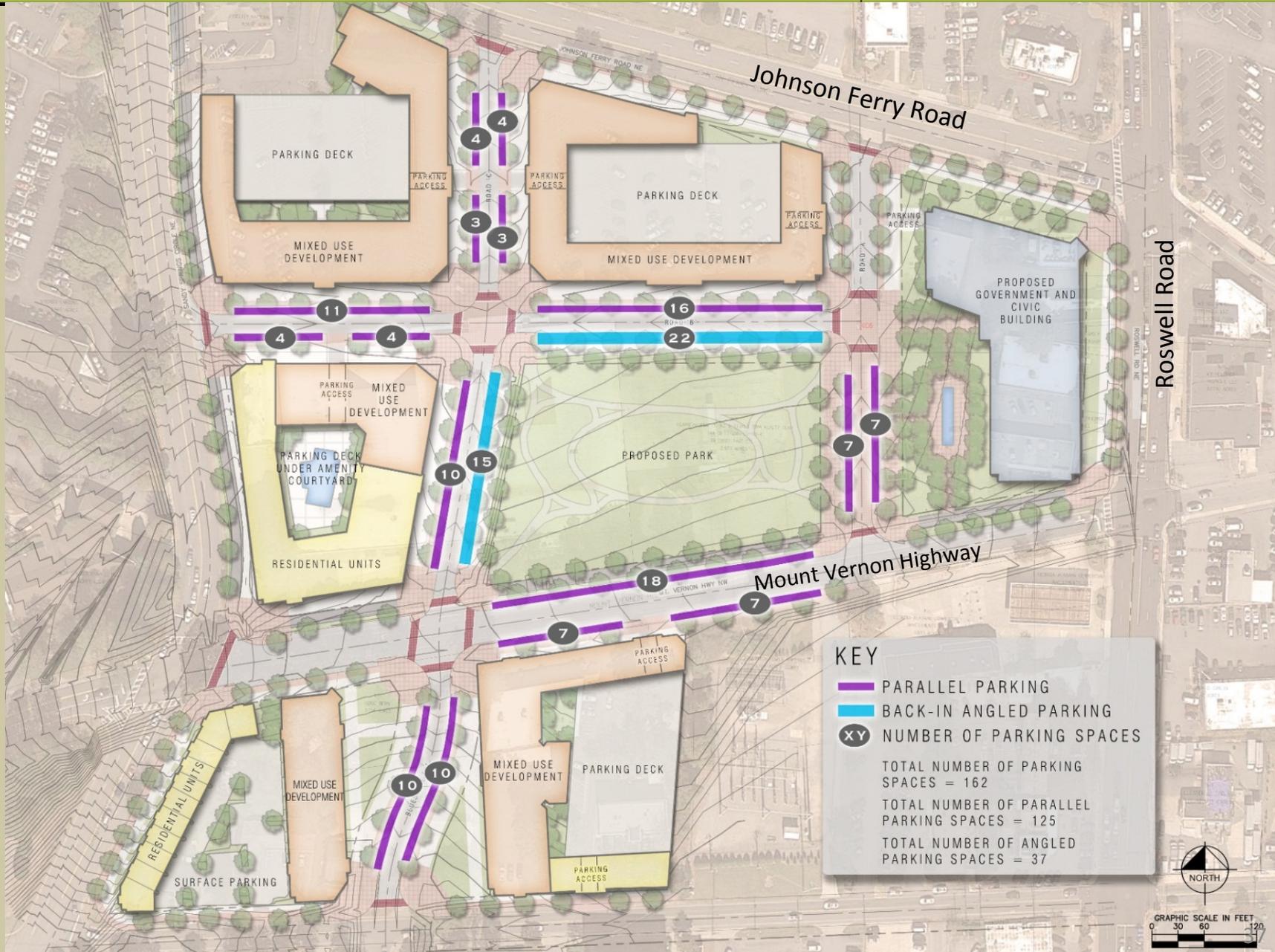
Block Designation	Residential Parking Demand	Retail/Restaurant Parking Demand	City Building Demand	Special Events Demand
"A"	81	125		
"B"	92	92		
"C"			192	230
"D"				
"E"	96	61		
"F"	47	61		
"G"	94	84		
Total by User Group	410	423	192	230
City Service Vehicles				55
Total Peak Hour Demand (Restaurant/Retail, Residential, and Special Events)				1,310

Core Area On-Street Parking Supply

Parallel vs. Diagonal

SANDY SPRINGS

City Center Parking Study





MIXED-USE	10'	10'	8'	8'	11'	11'	17.5'	8.5'	PARK
	SUPPLEMENTAL ZONE	SIDEWALK	LANDSCAPE STRIP/ FURNITURE ZONE	PARALLEL LANE	TRAVEL LANE	TRAVEL LANE	BACK-IN ANGLED PARKING	SIDEWALK	

Back in Angle Parking

SANDY SPRINGS
City Center Parking Study



Back in Angle Parking



Core Area Off-Street Parking Supply

Block “C”

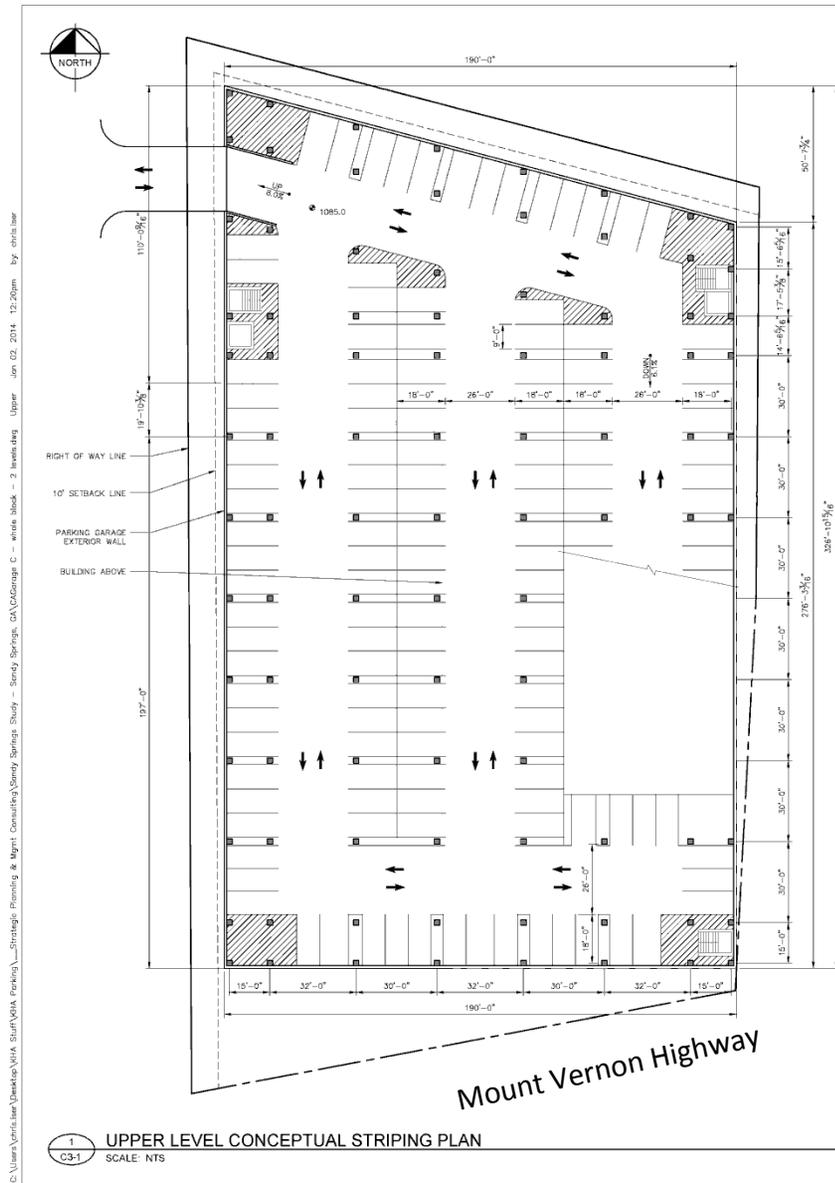
Block “C” Peak Hour Parking Demand

User Type	Parking Demand (Spaces)
City Administrative Building (Including Visitors)	192
Performing Arts Center (Patrons and Staff)	230
City Vehicles	55
Total Parking Demand	477



Block "C" Garage

SANDY SPRINGS City Center Parking Study



Garage C Parking Summary

Level	# Spaces	Area (SF)	Elevation
Upper	155	58,500	1085.0
Lower	118	47,800	1074.0
Total	273	106,300	

Roswell Road

Mount Vernon Highway

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PRELIMINARY DRAWINGS
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CITY CENTER PARKING STUDY

SANDY SPRINGS,
GEORGIA

CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: CM
DRAWN BY: CM
CHECKED BY: TFL
SCALE: SEE DETAILS
DATE: 01.03.2014
PROJECT NO: 219661006
FILENAME: GARAGE C - WHOLE BLOCK - 2 LEVELS.DWG

**GARAGE C
PARK ENTIRE BLOCK
2 LEVELS**

CONCEPTUAL DOCUMENTS

C3-1
SHEET 1 of 2

Block "C" Garage

SANDY SPRINGS City Center Parking Study

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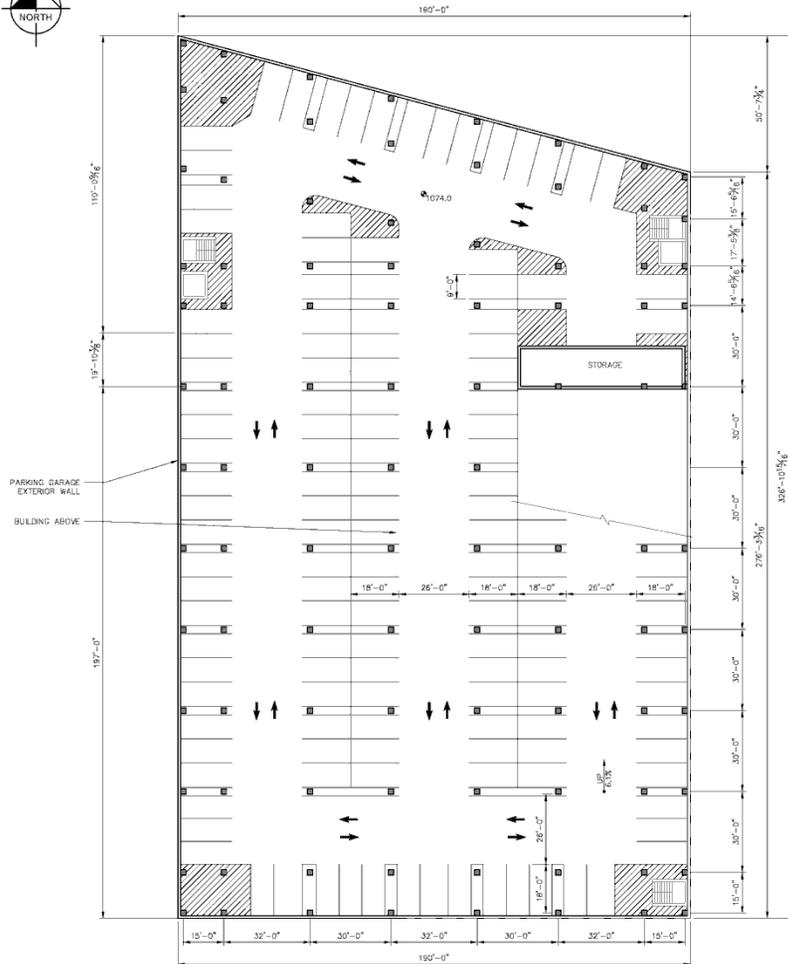
GARAGE C
PARK ENTIRE BLOCK
2 LEVELS

CONCEPTUAL DOCUMENTS

C3-2

SHEET 2 OF 2

44

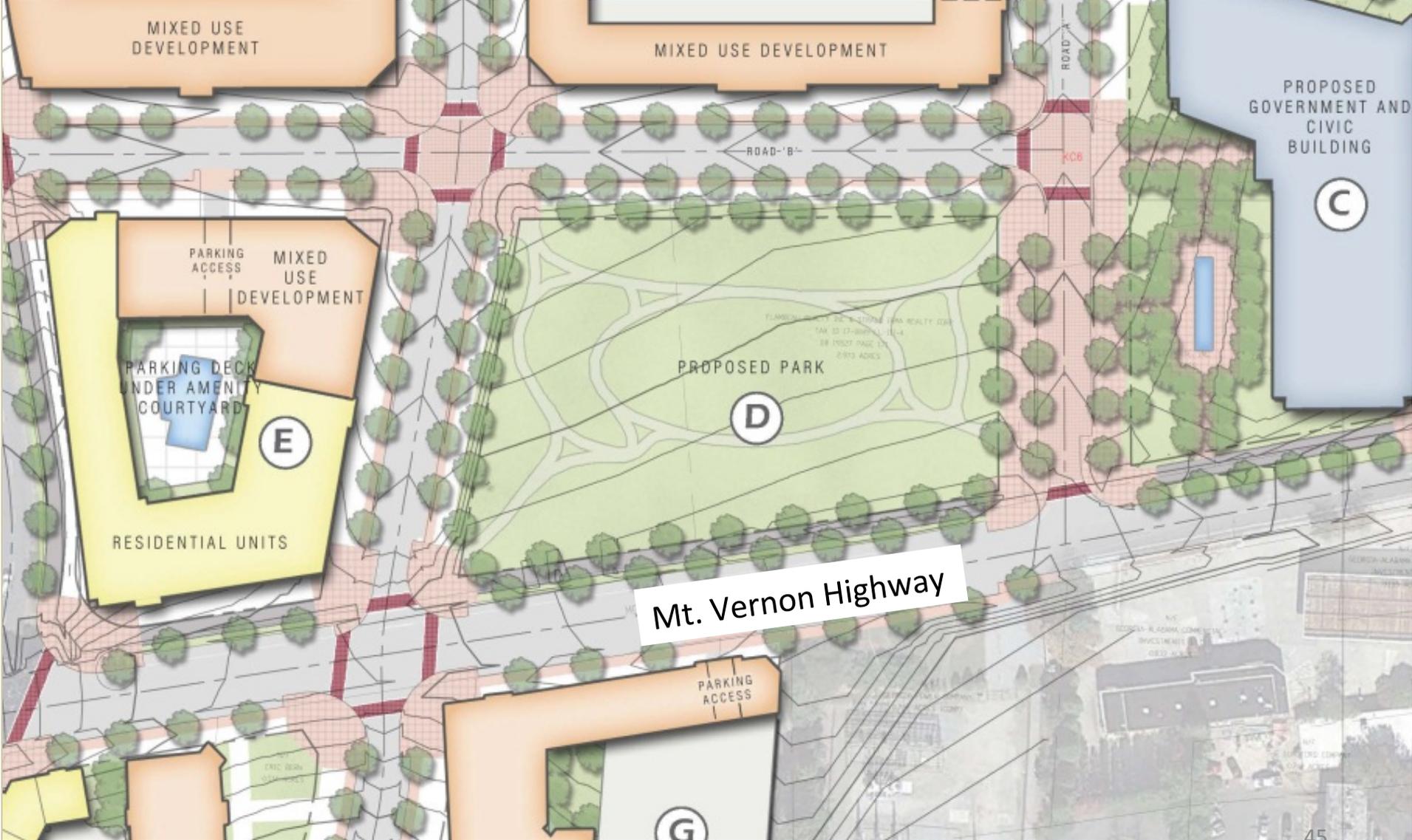


Roswell Road

1 LOWER LEVEL CONCEPTUAL STRIPING PLAN
C3-2 SCALE: NTS

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Block "D"



Block "D" Garage

Garage "D" Parking Summary

Level	# Spaces	Area (SF)	Elevation
Ground	170	66,500	1085.0

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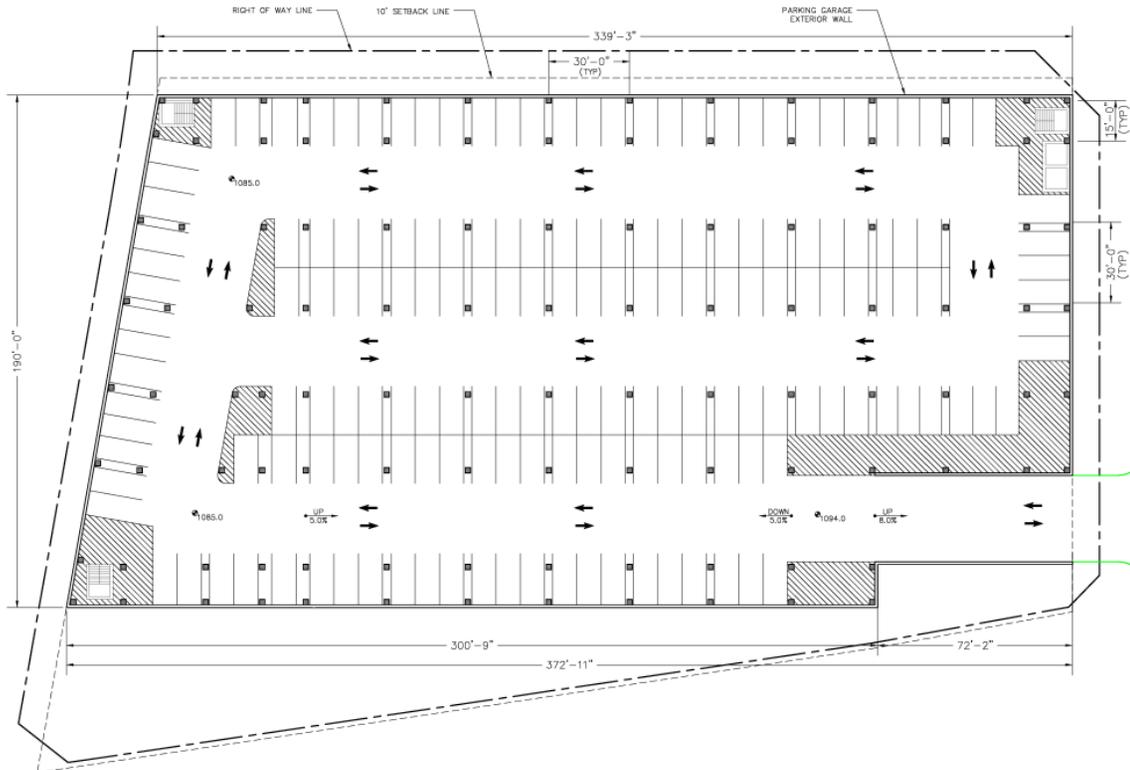
GARAGE D

CONCEPTUAL DOCUMENTS

D-1

SHEET 1 OF 1

46



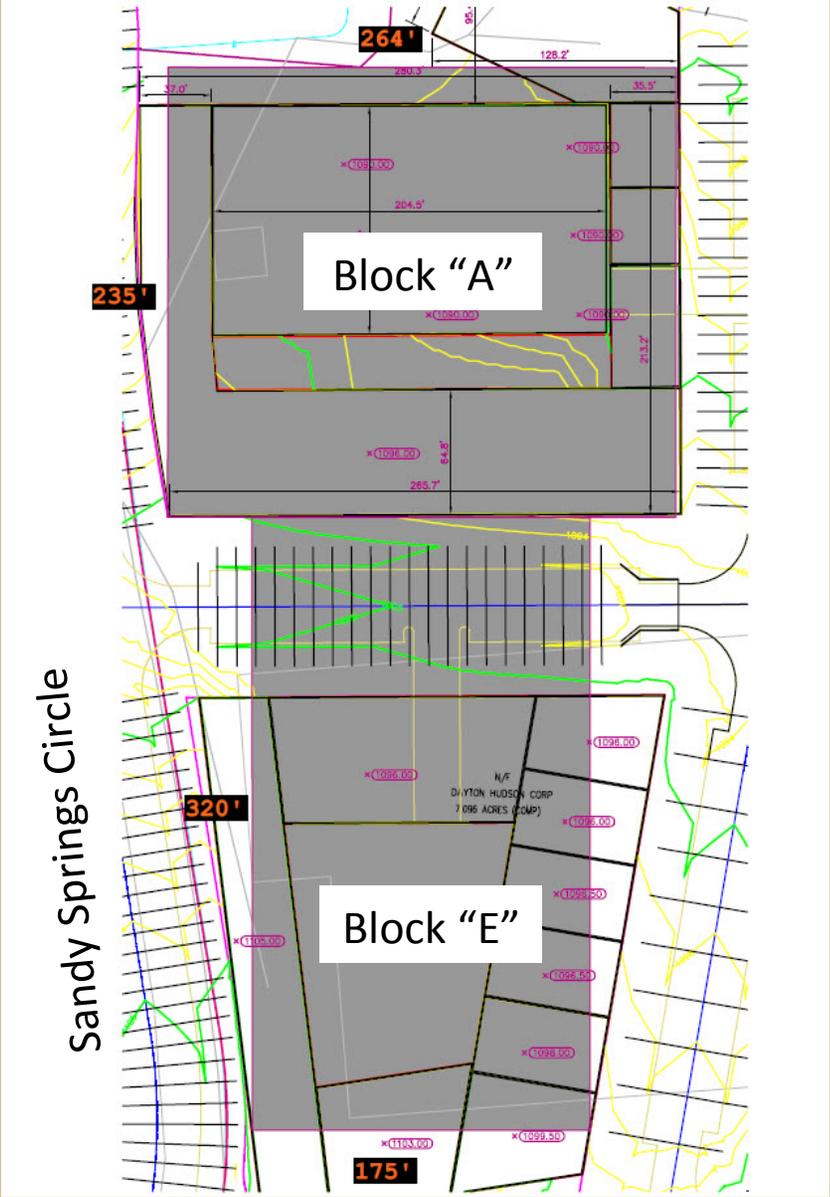
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1 CONCEPTUAL STRIPING PLAN
D-1 SCALE: NTS

Blocks "A" & "E"



Blocks "A" & "E"



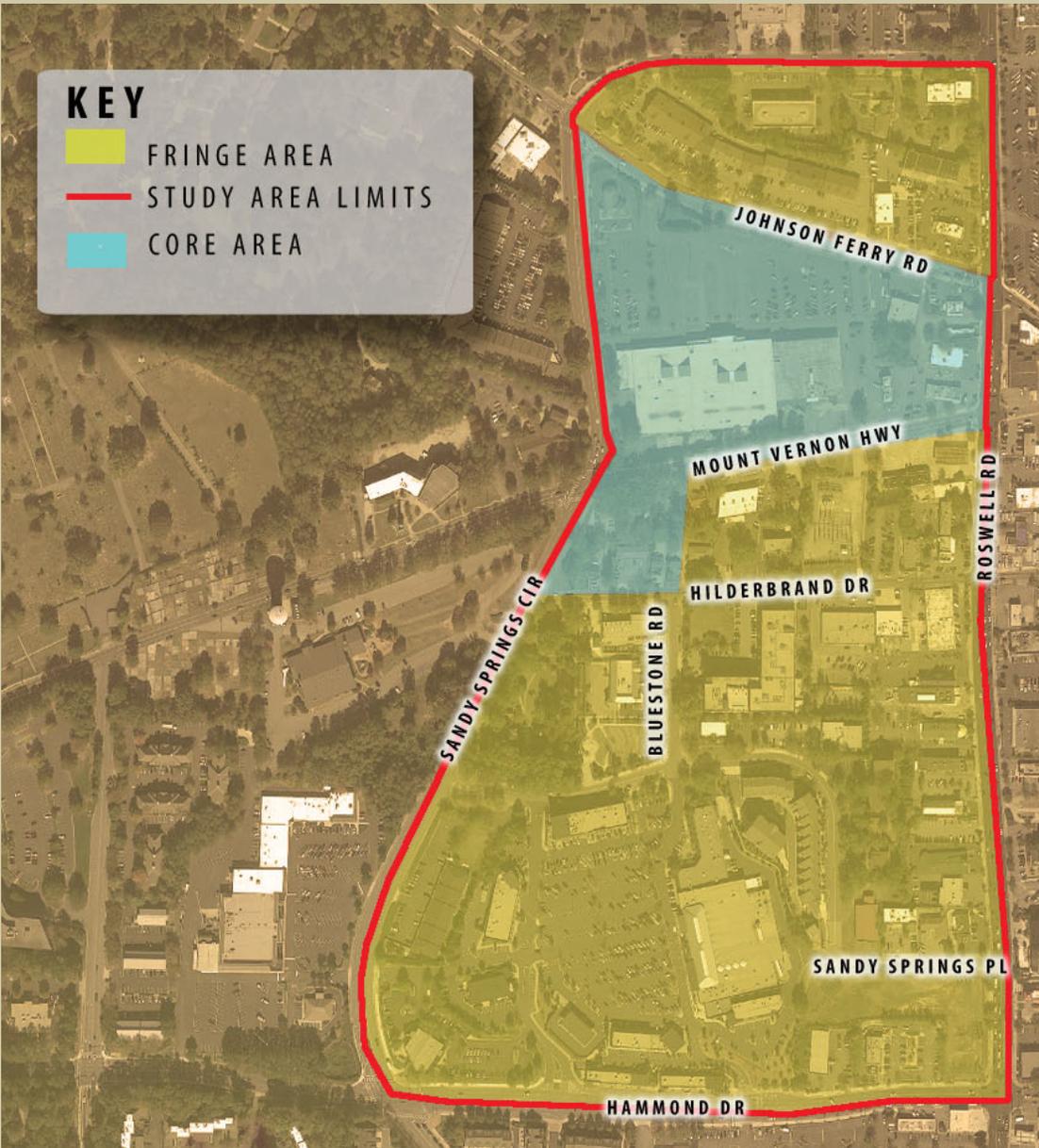
Summary of Core Area Parking Options

Block	# of Parking Spaces	Levels of Parking	Efficiency	Probable Construction Cost	Cost per space
"A"	247	4	364 SF	\$ 5,842,200	\$23,700
"B"	167	3	392 SF	\$ 3,774,300	\$22,700
"C" Option 1	155	1	379 SF	\$ 4,032,000	\$26,800
"C" Option 2	273	2	389 SF	\$ 9,558,100	\$35,100
"D"	170	1	391 SF	\$ 4,695,400	\$27,700
"A & E" Opt. 1	280	1	400 SF	\$ 7,560,000	\$27,000
"A & E" Opt. 2	510	2	407 SF	\$17,850,000	\$35,000
"F"			Self Parked		
"G"	247	4	364 SF	\$5,842,200	\$23,700

Park+ Estimated Peak Hour Parking Demand (number of spaces) for Core City Area

Block Designation	Residential Parking Demand	Retail/Restaurant Parking Demand	City Building Demand	Special Events Demand
"A"	81	125		
"B"	92	92		
"C"			192	230
"D"				
"E"	96	61		
"F"	47	61		
"G"	94	84		
Total by User Group	410	423	192	230
City Service Vehicles				55
Total Peak Hour Demand (Restaurant/Retail, Residential, and Special Events)				1,310

Parking Demand Projections for Fringe City Area



APPENDIX A LONG-TERM ILLUSTRATIVE PLAN

Exhibit 19: Long-Term Illustrative Development Scenario



Long Range Land Plan

Long-Term Illustrative Plan

(Sandy Springs City Center Plan, Goody Clancy, 2012)

Summary of Parking Demand Projections for Fringe Area

- 2,312 spaces of peak hour parking demand
- To meet projected demand
 - Two parking garages in Fringe Area shown in Master Plan – Estimated capacity 970 spaces
 - Estimated 520+ on-street parking spaces recommended in Master Plan
 - Remainder of parking demand met with surface parking (800 spaces)
- Project future demand for parking in Fringe Area as development occurs in the Fringe Area using Park+ demand model

Findings

- Projected total peak hour parking demand of 1,310 spaces in Core Area
- Projected total peak hour parking demand of 2,312 spaces in Fringe Area
- Projected demand of Administrative Building can be met with two levels of underground parking
- Multiple parking garage options to meet parking demand in Core Area

Considerations

- Parking structures are expensive to build and maintain. Consideration should be given to charging a fee for parking.
- Angle parking around Park in Core Area will help maximize on-street parking supply.
- Underground parking in Blocks “A” & “E” will provide parking, provide flexibility and allow increased density.
- Operate on-street and off-street parking inventory as a system. Use pricing to assist in managing demand.



Update on Utility Relocations



Utilities Program

DESCRIPTION

- Manages the removal of overhead distribution utilities around the City Center site
- Implements new on-site Civic Center Square infrastructure
- Provides coordination between major utility providers, the City and stakeholders
- Serves as City advocate in negotiations with Utilities
- Coordinates the relocation effort to complement execution of programmed transportation, parks and civic projects as well as site development
- Contemplated as a five year effort



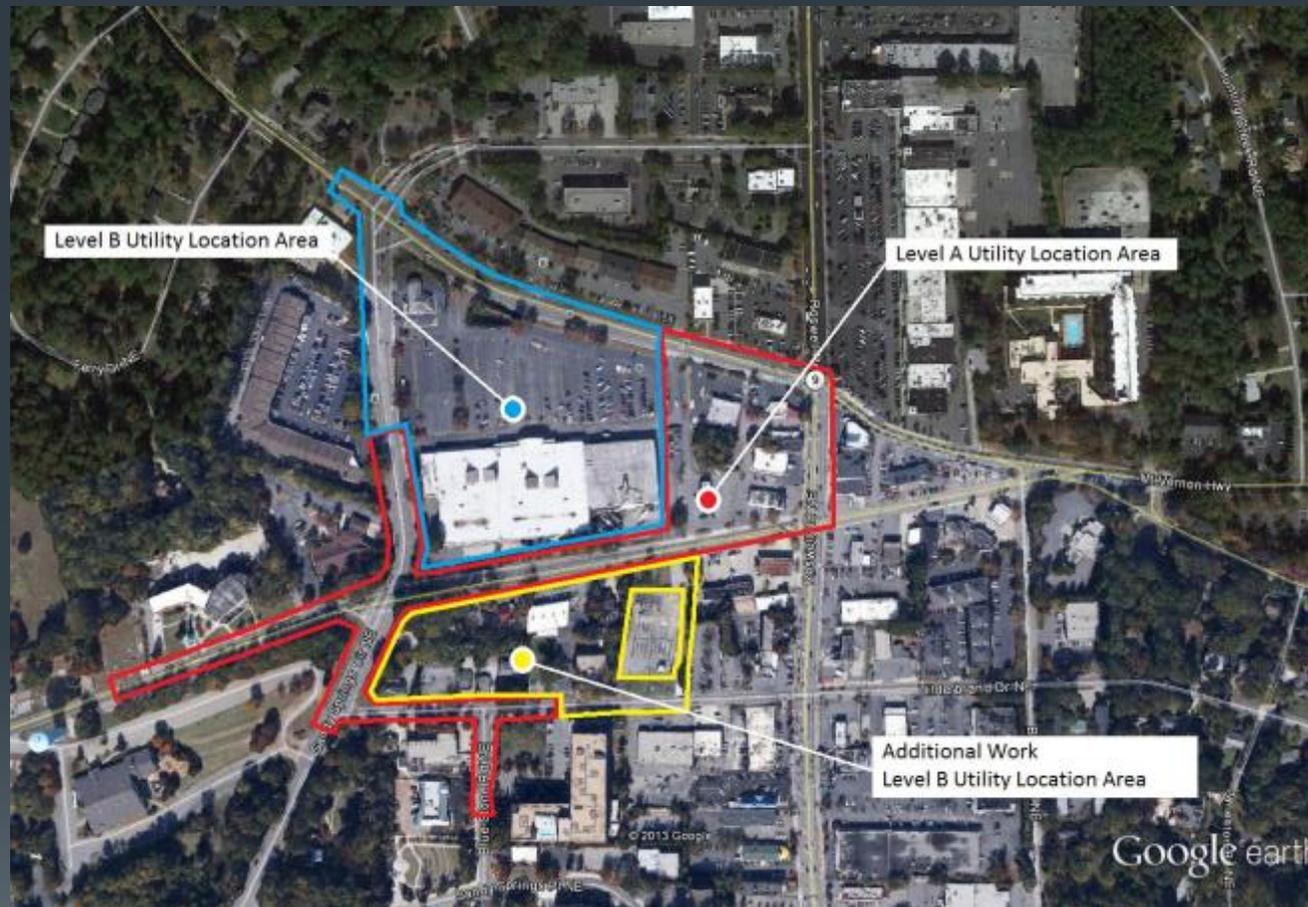
Planned Utility Survey Areas

Legend:

Red: Level A

Blue: Level B

Yellow: Level B

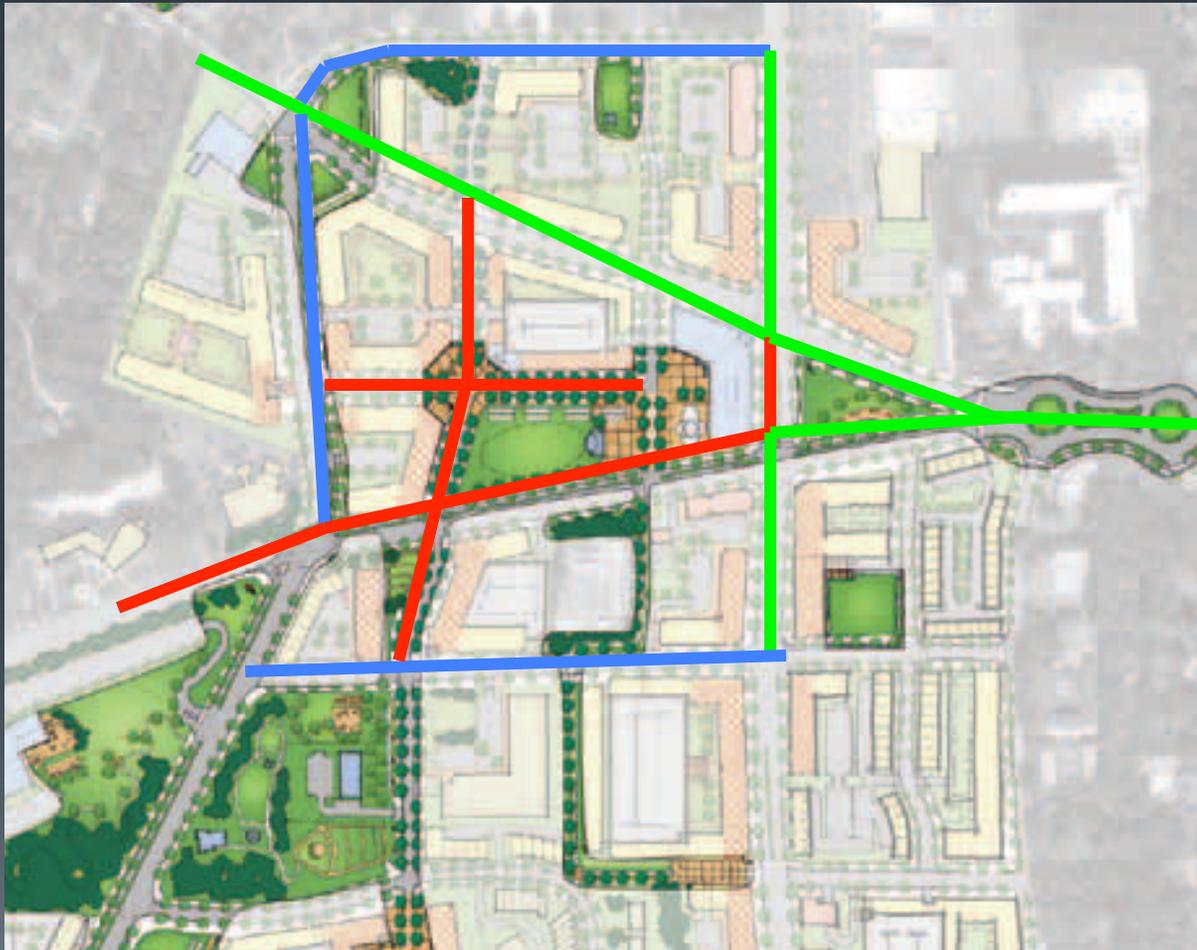


Quality Level A – provides precise three-dimensional horizontal and vertical mapping of underground utilities and related structures
Quality Level B –Addresses problems caused by inaccurate utility records, abandoned or unrecorded facilities, or lost references. Involves ground survey of utility facilities, such as manholes or valve boxes.

Subsurface Utility Engineering (SUE) – is a nondestructive engineering process that incorporates civil engineering, surface geophysics, surveying and mapping, nondestructive vacuum excavation, and asset management technologies to identify and classify quality levels of existing subsurface utility data as well as map the locations of the underground utilities.



Utilities Program



Overhead Utilities Relocation Priorities

Legend:

Red: Priority 1

Blue: Priority 2

Green: Priority 3



Utilities Program

Recommended Phase 1 Utility Projects

Utilities on Civic Ctr. Square to Bluestone (Priority 1)	
Civic Center Square	\$ 1,500,000
Mt. Vernon Highway	1,750,000
Roswell Road (Civic Site)	980,000
Bluestone Extension	300,000
Contingency	1,000,000
TOTAL	\$ 5,530,000

Utility corridors around Civic Center Square (Priority 2)

Utility corridors extending from Civic Center Site (Priority 3)



Utilities Program

Known Utility Providers

- Georgia Power
- AT&T
- Comcast
- Atlanta Gas/Light
- Fulton County Sewer
- City of Atlanta Water
- Fiber Providers:
 - AGL Networks
 - Zayo
 - AT&T Fiber
 - Fiberlight



Utility Program – What has been done

- Procured consultant to complete land surveying and utility location effort to build existing infrastructure database
 - Initial topographic surveying for City Center block to be completed by end of January
- Began discussions with Georgia Power related to relocating both aerial distribution and transmission power lines underground
 - Georgia Power has requested an initial design fee of \$40k to begin detailed analysis
 - Transmission power:
 - Georgia Power estimates a planning figure of \$5,000/lf to relocate ~ \$16.25M
 - Relocation cannot be undertaken during high demand summer months
 - Requires specially made wire with 6 to 8 month lead time



Utilities Program

OVERALL UTILITIES PROGRAM BUDGET ESTIMATE

Utilities Program Management	\$300,000
Upfront Design Cost – Utilities	\$300,000
Utilities Relocation Projects Phase 1	\$5,530,000
Transmission Power	\$16,250,000
Total	\$22,380,000

(Note: Phase 1 includes Bluestone Extension, Mt. Vernon Highway, Civic Center Square (Galambos Way), and Roswell Road from Mt. Vernon to Johnson Ferry only)



Review of Marsh Creek BMP



Overview

- Provide regional detention which would negate the onsite detention requirements for redevelopment and spur economic development in the area
 - Detention requirements for redevelopment
 - Submit a storm water management plan that meets the standards of the Georgia Stormwater Management Manual. Provide onsite storm water detention as if the site was being developed for the first time. That is, store to the pre-developed state prior to current developed/paved conditions.
 - This standard has been consistently applied since the City's inception in 2005 and is consistent with the way redevelopment was handled with Fulton County as well.

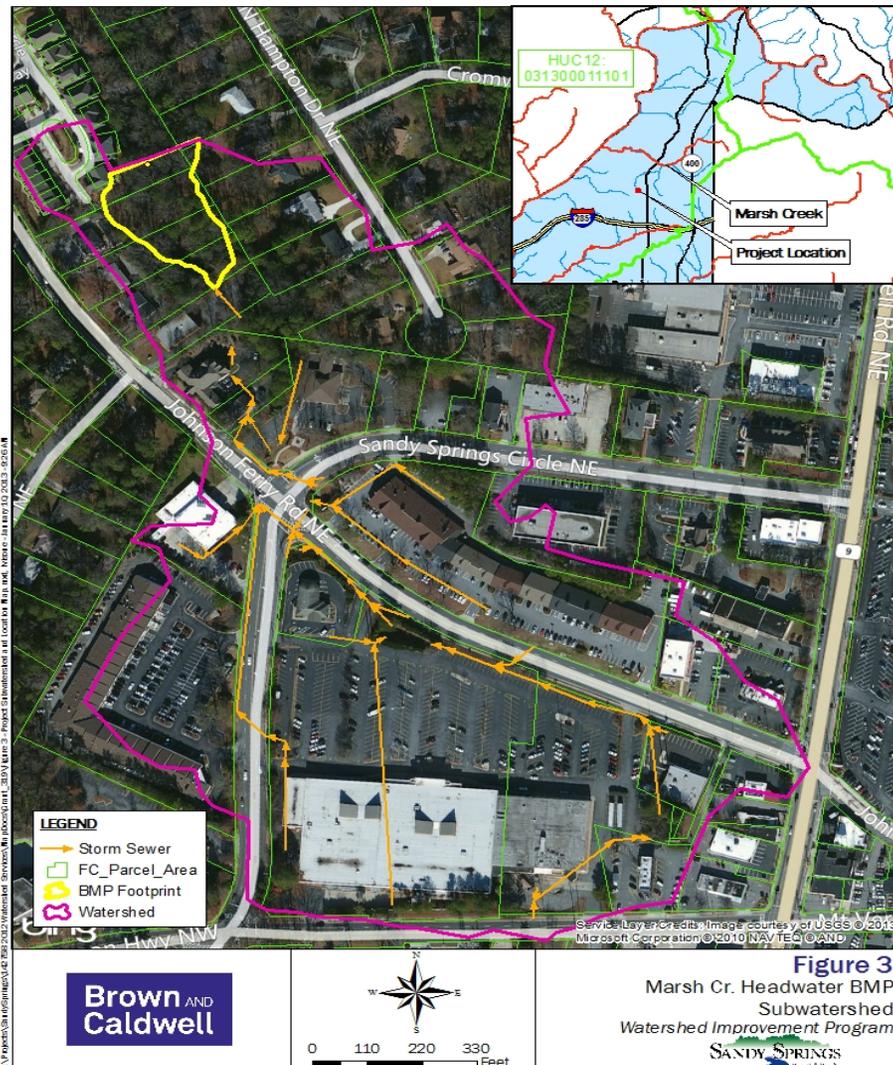


Master City Center Stormwater Management Plan

- City Center Stormwater Management Plan
 - Piping Infrastructure Upgrades
 - Minimize through matching of existing impervious. If we maintain this practice, we should have sufficient capacity.
 - Evaluate existing infrastructure for needed replacement on an identified project basis
 - Identify & quantify additional impervious surfaces associated with projects (i.e. Bluestone Extension)



Priority Project - Marsh Creek Headwaters BMP



Marsh Creek Headwater
BMP Basin Map



Priority Project - Marsh Creek Headwaters BMP



Marsh Creek Headwater BMP Conceptual Site Layout



Marsh Creek Headwaters BMP Design Considerations

- 319(h) Grant Requirements
 - 20% reduction of fecal coliform and TSS
 - Area of bio-retention 15,000 sf (1/3 acre)
 - Volume of pollution control 111,000 cf
 - Volume of channel protection 350,000 cf
 - Control of stormwater for 35+acre basin and safely pass 100-year storm
- Constraints
 - Maximum berm height of 24 feet to stay below dam status
 - Pool greater than 1054' will inundate upstream and adjoining properties
 - USACE ephemeral stream determination at 80/90/102/100 JFR qualifies for faster track Nationwide Permit



Marsh Creek Headwaters BMP Architectural Rendering - Concept

Marsh Creek Headwaters BMP — Sandy Springs, Georgia 

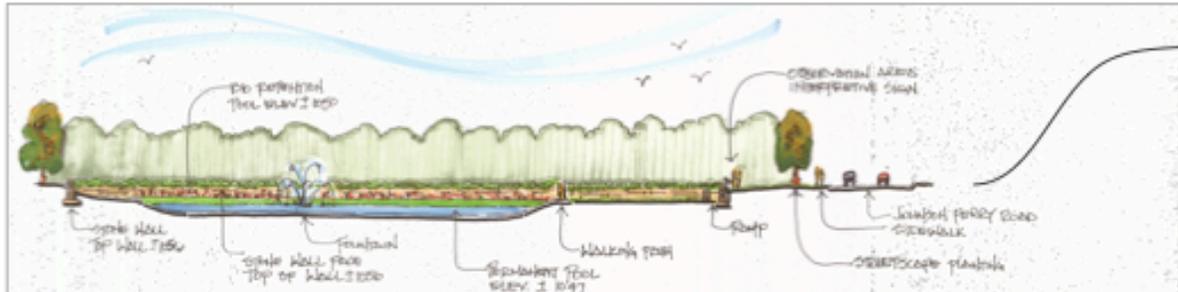


Permanent wet pond with fountain, bio-retention area, walking trails, buffering landscape and wall, amenities & educational features

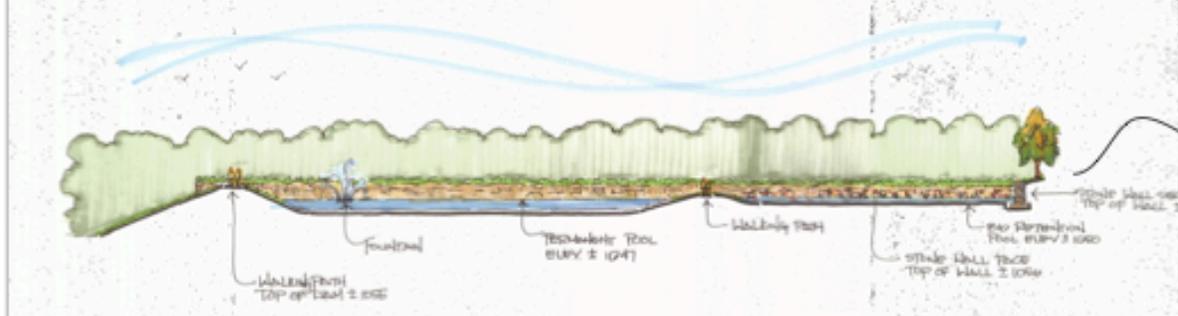


Marsh Creek Headwaters BMP Profiles and Cross Sections

Marsh Creek Headwaters BMP- Sandy Springs, Georgia **WK DICKISON**



CROSS-SECTION VIEW



PROFILE VIEW



CROSS-SECTION VIEW



PROFILE VIEW

CONCEPTUAL SITE PLAN- 1/10/14



Marsh Creek Headwaters BMP Proposed Project Schedule

Task	CY2014				CY2015		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Design & Permitting	■						
Property Acquisition	■	■					
Demolition	■						
Advertise, Bid & Award		■					
Construct BMP & Bio Retention			■	■	■		
Water Quality Monitoring	■				■	■	
Install Educational Features					■		
Ribbon Cutting Ceremony							■



Marsh Creek Headwaters BMP - Work Plan

- Stormwater Management Consultant
 - Marsh Creek Headwater BMP Consultant
 - Property Acquisition Support
 - Support Staff and attend the Briefings, participation in PIOH, Council Meetings, etc.
 - Provide schedules and pricing for the design and estimated construction
 - Site investigations including but not limited to surveying, boring, ground penetrating radar, etc.
 - Development and coordination for the approval of Conceptual BMP Plans by the Mayor and City Council
 - Pre & Post construction monitoring to evaluate BMP effectiveness
 - Completion of Permit Plans and coordination as needed to obtain all necessary Federal State, and Local environmental permits
 - Submittal of Land Disturbance Permit Plans to City for local disturbance permits
 - Development of Contractor Bidding Documents for the construction of the BMP
 - Construction oversight activities including but not limited to survey staking, materials testing, as-built documentation, records management, etc.



Marsh Creek Headwaters BMP - Work Plan

- Mayor & City Council
 - Acceptance of Conceptual BMP Plans
 - Approval of Acquisition requests
 - Approval of Funding
 - Attend Marsh Creek Ribbon Cutting Ceremony
- Permitting
 - Environmental Permitting/Variance Requests
 - Local Land Disturbance Permit
 - Local Stream and Floodplain Ordinance Variances
 - GA EPD Stream Buffer Ordinances
 - FEMA Floodplain Permit/Approvals
 - USACE Permit
- Contractor
 - Demolition
 - BMP & Bio Retention Construction
 - Installation of Educational Features and Amenities



Communications

- Briefings to be comprised of staff and to occur as needed throughout the process.
- Presentations – hold PIOH as needed
- e-newsletter – regularly distributed to stakeholders
- Website - Provide Communications with the necessary information such as maps, illustrations, narratives, etc. to keep the website updated.
- Media Relations - Provide narratives and coordination for media involvement
- Marsh Creek Headwaters BMP Ribbon Cutting Ceremony



Marsh Creek Headwaters BMP Project Budget

	Funded Budget	Spent/Encumbered	Estimated Cost	Unfunded Budget
City Budgeted Funds (FY13 & FY14)	\$2,582,991	---	---	---
319 (h) Grant	387,747	---	---	---
Proposed Transfer from CC001	498,511	---	---	---
Design, Permitting, Monitoring and Construction Management	---	\$267,100	---	---
Property Acquisition (completed to date)	---	598,972	---	---
Property Acquisition (remaining)	---	---	\$1,500,000	---
Engineer's Construction Estimate for BMP	---	---	1,103,177	---
Proposed Contingency	---	---	---	250,000
TOTAL	\$3,469,249	\$866,072	\$2,603,177	\$250,000



Development Regulations



Background

- The City Center Master Plan contract included a sub-consultant charged with development of a zoning code that implements the Master Plan vision
- During the development of the Master Plan, the community was intimately involved in defining the vision that they wanted for the City Center
- This new code is envisioned as a new zoning district to replace the existing zoning code and conditions for properties located within the City Center area
- This document is a *form based code* as opposed to a conventional zoning code



June 25-27, 2012 Vision workshops



June 25-27, 2012 Vision workshops



Conventional Zoning Code

- Focuses on allowable uses
- Promotes the separation of uses, with separate zoning districts for commercial, office and residential uses
- Tends to segregate housing types, often resulting in limited housing choices
- Applies standards and design requirements generically, in a “one size fits all” manner throughout the entire community
- Uses controlling measures for development intensity such as density, which are hard to visualize, with little attention paid to the built environment



Form Based Zoning Code

- Focuses on the physical character of development (its form), and is customized to implement the vision of the community
- De-emphasizes the regulation of land uses
- Promotes a mix of housing types
- Emphasizes site design and building form, focusing on the importance that streetscape design and individual building character have in defining public spaces and creating a “sense of place”
- Provides information that is easier to use in a shorter, more concise format, emphasizing illustrations over text



Metro Area Form Based Codes

- **Atlanta:** Special Public Interest Districts (SPI): Buckhead, Midtown, Beltline Districts, first one adopted in 2001
- **Roswell:** Grove Community Overlay District: Grove Way Community historic area, adopted in 2012
- **Woodstock:** Downtown Districts: in the vicinity of Main Street, adopted in 2010



Status of City Center Code

- A draft of the code is complete
- The Design Review Board and the Planning Commission have conducted an initial review of the document
- A series of meetings have been held with the Main Street Alliance; numerous suggestions made by the Alliance were incorporated into the draft code
- Submittal of the new code for Council action is on hold awaiting input from the City's development partner



Financial Considerations



Estimated Phase I Implementation Budget

	Project Budget	Approved Funding	Expended thru Dec. 2013	Available Funding	Funding Needed
Land Acquisition	33,130,281	27,149,822	13,763,406	13,386,416	5,980,459
City Center Parking Study	115,250	115,250	98,250	17,000	0
Mt. Vernon/Bluestone Rd Extension	9,595,000	7,650,000	0	7,650,000	1,945,000
City Center Infrastructure / Green	11,292,500	3,295,378	0	3,295,378	7,997,122
Utilities Program Mgmt and Design	600,000	600,000	120	599,880	0
Utilities Relocation*	5,530,000	1,000,000	0	1,000,000	4,530,000
Marsh Creek Headwater	3,484,700	2,970,738	869,072	2,101,666	513,962
Structured Parking (~ 1,000 spaces)	35,000,000	0	0	0	35,000,000
Sandy Springs Circle Ph 1	1,400,000	1,400,000	0	1,400,000	0
Sandy Springs Circle Ph 2	6,188,000	2,835,740	305,217	2,530,523	3,352,260
Heritage Playground	4,400,000	0	0	0	4,400,000
Civic Center Facility	43,750,000	0	0	0	43,750,000
Professional Services	4,600,000	672,343	56,404	615,939	3,927,657
TOTAL	159,085,731	47,689,271	15,092,470	32,596,801	111,396,460



Funding Options

	Annual Amount	Term (yrs)	Total Raised
Pay As You Go	\$10,000,000	4	\$40,000,000
Lease Pledge	868,000	15	10,500,000
Tax Allocation District	250,000	15	3,000,000
Bonds/Private Placement	5,000,000	15	60,000,000
Reallocation of GWCC Funding	1,410,000	15	17,000,000
Reallocation of Hotel/Motel Tax	250,000	15	3,000,000
PILOT Development Authority	250,000	10	2,500,000
Use of Fund Balance		1	10,000,000
			TOTAL \$146,000,000

Discussion

